



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, DECEMBER 2, 2009, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Jill Arabe, Andrew Gonzales, Kimberly De Coite
(recording secretary)

MINUTES: September 30, 2009
October 14, 2009
October 21, 2009

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 2009-007 (WOODY'S DINER)****

APPLICANT: Charles Ramm, Charles Ramm Associates, Inc.

REQUEST: To permit the establishment of onsite alcohol sales within a restaurant and outdoor dining area. The request also includes the establishment of 5,500 sq. ft. restaurant and an approximately 600 sq. ft. outdoor dining area.

LOCATION: 10136 Adams Avenue, 92646 (south of Adams Avenue, east of Brookhurst Street)

PROJECT PLANNER: Tess Nguyen

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 2009-028 (OCRC RACEWAY)****

APPLICANT: Michael C. Adams, Adams & Associates

REQUEST: To establish an 18,180 sq. ft. commercial recreation and entertainment use consisting of an indoor raceway for small scale remote control vehicles. The project will contain two (2) race tracks, parts assembly, office, and retail sales areas.

LOCATION: 15282 Jason Circle, 92649 (south of Argosy Avenue, east of Bolsa Chica Street – terminus of Jason Circle)

PROJECT PLANNER: Jill Arabe

STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

AGENDA
(Continued)

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Thirty-Four Dollars (\$1,534.00)if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Two Dollars (\$2,002.00)if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.